

Wildcat Run Community Assoc
 Annual Budget for Calendar Year 2017
 Approved 2017 Budget
 450 Units

450 1

2016 Budget	8/31/2016 Actual	12/31/2016 Estimate	Account	Description	2017 Budget	Per Unit
REVENUE FROM ASSESSMENTS						
722,834.00	481,833.28	722,749.92	06310	Regular Assessment Fees	722,774.00	1,606.16
175,000.00	175,000.00	175,000.00	06315	Reserve Income	201,800.00	448.44
897,834.00	656,833.28	897,749.92		Subtotal	924,574.00	2,054.61
540.00	360.00	540.00	06330	Vacant Lot Maint. Assessment	540.00	540.00
898,374.00	657,193.28	898,289.92		Total Revenue from Assessment	925,114.00	
						2,054.61
OPERATING INCOME						
	-	-	06340	Late Fees		
1,000.00	1,749.53	2,624.30	06910	Operating Interest Income	1,000.00	2.22
100.00	2,235.56	3,353.34	06930	Misc. Income	100.00	0.22
2,500.00	2,415.00	3,622.50	06945	Transponder Income	2,500.00	5.56
2,000.00	2,323.42	3,485.13	06960	Owner's Collections	2,000.00	4.44
1,200.00	650.00	975.00	06970	Owner's Yard Work	1,200.00	2.67
-	-	-	06980	Bad Debt Recovery	-	-
6,800.00	9,373.51	14,060.27		Total Operating Income	6,800.00	15.11
905,174.00	666,566.79	912,350.19		Total Fees and Operating Inc	931,914.00	
ADMINISTRATION						
5,000.00	4,700.00	4,700.00	07015	Audit	5,000.00	11.11
29,160.00	18,540.00	27,540.00	07025	Management Fees	27,000.00	60.00
8,000.00	5,202.12	7,803.18	07030	Legal General Matters	8,000.00	17.78
3,000.00	1,832.45	2,748.68	07035	Collection Cost Owners	3,000.00	6.67
6,000.00	3,371.16	6,000.00	07040	Office Expense & Postage	6,000.00	13.33
62.00	61.25	61.25	07046	Annual Corporate Report	62.00	0.14
10,500.00	5,641.93	9,000.00	07070	Insurance	9,000.00	20.00
6,000.00	3,103.17	4,654.76	07090	Misc. Administrative	9,100.00	20.22
8,000.00	3,217.01	3,217.01	07092	Bad Debt	8,000.00	17.78
1,200.00	650.00	1,050.00	07095	Abandoned Property	1,200.00	2.67
76,922.00	46,319.09	66,774.87		Total Administration	76,362.00	169.69
GROUND MAINTENANCE						
225,000.00	126,440.00	225,000.00	08010	Landscape Contract	225,000.00	500.00
70,500.00	40,622.00	70,500.00	08015	Tree & Plant Replacement	55,000.00	122.22
4,000.00	4,000.00	4,000.00	08020	Removal of Exotics	4,000.00	8.89
6,000.00	6,371.50	7,500.00	08025	Misc. Grounds Maintenance	21,000.00	46.67
25,000.00	25,991.50	27,000.00	08030	Tree Trimming/Palmetto Prunin	27,000.00	60.00
38,712.00	25,808.00	38,712.00	08035	Lake & Moat Maint.	38,712.00	86.03
2,000.00	775.00	1,162.50	08040	Fountain Repairs & Maint.	2,000.00	4.44
20,000.00	13,379.37	20,000.00	08080	Lighting Maintenance	20,000.00	44.44
11,000.00	4,500.00	10,000.00	08081	Professional Fees - Non Legal	11,000.00	24.44
9,000.00	16,345.15	24,517.73	08085	Irrigation/Well Repairs/Maint	9,000.00	20.00
411,212.00	264,232.52	428,392.23		Total Ground Maintenance	412,712.00	917.14

SECURITY/GATEHOUSE

1,000.00	520.84	1,000.00	08100 Gatehouse Supplies	1,000.00	2.22
2,000.00	4,898.99	7,348.49	08105 Gatehouse Repairs & Maint.	3,000.00	6.67
195,000.00	111,518.78	167,278.17	08110 Security Guard Expense	185,000.00	411.11
3,000.00	947.71	2,000.00	08115 Camera & AccessSystem R&M	3,000.00	6.67
3,000.00	3,078.00	6,000.00	08120 Access System Supplies	11,000.00	24.44
600.00	-	-	08125 Misc. Security/Gatehouse	600.00	1.33
2,400.00	1,365.97	2,400.00	08560 Cable, Phone, Trash,Pest	2,400.00	5.33
207,000.00	122,330.29	186,026.66	Total Security/Gatehouse	206,000.00	457.78

UTILITIES

6,000.00	2,883.48	5,000.00	08510 Irrigation Water/ Sewer	6,000.00	13.33
28,500.00	18,410.54	28,000.00	08520 Electricity	28,500.00	63.33
34,500.00	21,294.02	33,000.00	Total Utilities	34,500.00	76.67

RESERVES

65,000.00	65,000.00	65,000.00	09020 Road Reserves-Statutory	50,000.00	111.11
110,000.00	110,000.00	110,000.00	09050 General Reserves Statutory	151,800.00	337.33
175,000.00	175,000.00	175,000.00	Total Reserves	201,800.00	448.44

VACANT LOT MAINTENANCE

540.00	360.00	540.00	07097 Vacant Lot Maintenance	540.00	1.20
540.00	360.00	540.00	Total Vacant Lot Maint	540.00	1.20

905,174.00	629,535.92	889,733.75	TOTAL EXPENSES	931,914.00	2,054.61
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-	37,030.87	22,616.44		-	2,054.61
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1,995			Annual Assessment	2,055	
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2,535			Vacant Lot Owners	2,595	
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Total Budgeted Operating Expenses and Reserves Less Operating Income Equals \$924,574.00. Therefore, the Calendar Year 2017 Annual Assessment FOR HOMEOWNERS will be \$2055.00 plus extra \$540.00 for lot owners.

There is currently 1 Vacant Lot. This Lot Require Periodic Mowing, Edging and Trimming in Order to be Presentable to the Community as a Whole. Total Budgeted Vacant Lot Maintenance Expense Equals \$540.00 per vacant lot. Therefore, the Calendar Year 2017 Annual Assessment FOR VACANT LOT OWNERS will be \$2,595.00.